



Lake County Division of Planning
And Community Design

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian Sheahan, Chief Planner
From: Karen Rosick, Planner
Re: Hawk's Delight
Date: DRS MEETING DATE: June 14, 2007

TYPE OF DEVELOPMENT:

☐

Residential
Subdivision

☐

Multi-Family
Site Plan

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Commercial
Site Plan

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Industrial
Site Plan

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Other (specify):

Proposed Use of Property: Ice Cream and Convenience Store on .25 +/- acres.

ZONING AND LAND USE: The property is approximately .25 +/- (acres) in size, based on the property record cards submitted with the application. The property is currently zoned C-1 Neighborhood Commercial District, the Land Use category is Urban and within the Eustis joint planning area. Staff requires a market study be completed in order to confirm that the property has a minimum market radius of two miles.

WILL REQUIRE REZONING:

Yes

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No

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TO WHAT ZONING? Community Facility District (CFD)

WILL REQUIRE F.L.U.M. AMENDMENT:

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Yes

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No

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Setbacks shown/correct? **Staff was unable to determine if setbacks were correct as shown on provided sketch due to lack of information.**

LDRs 3.02.05 Setbacks.

A. Required Setbacks. The Zoning District Regulations establish the required setbacks.

B. Minimum Setbacks on Side and Rear Yards.

1. If the distance from the exterior wall to the property line is less than five (5) feet, the Applicant must show evidence of a Maintenance Easement granted by adjacent property owners.

2. The structure may be built on the property line provided the Owner Shall grant an Attachment Easement to the adjacent property owner(s).

C. Minimum Setbacks Between Buildings.

1. Distance Shall be measured at the narrowest space between structures, whether a Principal Structure, an allowable attachment, or an Accessory structure, and Shall not include the roof overhang (eave).

2. The maximum distance that a roof overhang Shall be Permitted to extend into a setback is the lesser of the following.

a. Four (4) feet.

b. Fifty (50) percent of the distance between a structure and the property line.

D. Average Front Setbacks. Existing structures may be used to establish an average setback in areas where existing structures do not conform to front setbacks established elsewhere in this Section. Once established by the County Manager or designee, the average front setback Shall be used as the minimum front setback on the side of the street from which existing structures were used to establish the average setback. Average front setbacks may also apply to Corner Lots. Information pertaining to existing structures, within a relevant distance from a proposed structure, Shall be provided by the Applicant, as required by the County Manager or designee, and reviewed for an appropriate fee.

Open Space shown/correct? **The site plan must meet the requirements of Table 3.02.06 that limits the amount of impervious surface to 70% of the site plan area, and the maximum floor area ratio is limited to 50%. The maximum building height is 50 feet.**



Date: June 6, 2007

To: Karen Rosick

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Hawk's Delight (Ice Cream & Convenience Store)"

Section/Township/Range: 01-19-26

JPA: Eustis

Comments: Project is to be served by central water from the City of Eustis. Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be dependant on the soils encountered at the proposed location and the proposed use stated on the DOH application. Site plan will need to show neighboring wells within 100-feet of property lines, existing septic system area, and the proposed septic system area. Unable to determine if new septic system will fit without scaled site plan and system sizing information. Property record card shows only 0.18 acres, if this is accurate, maximum allowable sewage flow for this lot size on public water is 450 gallons per day.

Memo

To: Jennifer Myers, Development Coordinator
From: Brian Hawthorne, Fire Inspector
Date: 6/6/2007
Re: Fire Comments, Hawk's Delight

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Application is Sufficient for Review.

Staff Comments:

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Lake County Minimum Fire Flow Requirements. Hydrants shall be provided based on minimum fire flow calculations. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of

the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

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